

COMMITTEE ON COMMUNITY IMPROVEMENT

September 11, 2001

5:15 PM

Chairman O'Neil called the meeting to order.

Chairman O'Neil stated in light of the devastating events of today, I ask that Alderman Lopez lead us in the Pledge of Allegiance.

Chairman O'Neil stated to all of our brothers and sisters who have lost their lives and loved ones and for those who were injured I would ask that we pause for a moment of silent prayer.

The Clerk called the roll.

Present: Aldermen O'Neil, Cashin and Lopez

Absent: Aldermen Wihby and Clancy

Messrs.: Alderman Gatsas, Ron Johnson, Kevin Sheppard, Fred Rusczek

Chairman O'Neil noted the absence of CIP staff.

Chairman O'Neil addressed item 3 of the agenda:

3. Resolution and budget authorizations authorizing acceptance and expenditure of state funds for Health Department Tobacco Prevention Project and Health Disparities Program.

On motion of Alderman Cashin, duly seconded by Alderman Lopez, it was voted to approve the resolution and budget authorizations outlined in item 3.

Chairman O'Neil addressed item 4 of the agenda:

4. Resolution and budget authorizations authorizing acceptance and expenditure of federal funds and cash for certain 2002 CIP Project -- Liberty House - Sprinkler Alarm System and YMCA - Youth Opportunities Unlimited.

On motion of Alderman Lopez, duly seconded by Alderman Cashin, it was voted to approve the resolution and budget authorizations outlined in item 4.

Chairman O'Neil addressed item 5 of the agenda:

5. 2000 CIP Budget Authorization:
221500 Adolescent Pregnancy Prevention Program - Revision #1

Chairman O'Neil stated I'm not exactly sure what we're doing here. Fred, does this have anything to do with you at all. Can you give us a quick review of what's happening here.

Mr. Rusczyk stated this is a simple revision to our budget...it's state funding, there is no city funding involved, there's no change in the program involved at all.

On motion of Alderman Lopez, duly seconded by Alderman Cashin, it was voted to approve the 2000 CIP budget authorization.

Chairman O'Neil addressed item 6 of the agenda:

6. Communication from the Deputy Director of Parks, Recreation & Cemetery

requesting an increase in the Piscataquog Trailway - Phase I project from \$370,000 to \$495,000 as a result of increased costs due to mandated environmental monitoring and disposal of hazardous materials, including the soils and railroad ties.

Chairman O'Neil stated, Ron, I talked to some of the other members of the committee here and I believe this mandate is from the state.

Mr. Johnson stated that is correct.

Chairman O'Neil stated there is no documentation to back it up and I'd like to see them brought in to tell us face-to-face if this is mandated because we're seeing them come into a lot of projects late in the game and it's driving the costs of our projects up.

Mr. Johnson stated I think with the state this was the first real urban trail that they've been working on and when you get into the urban areas they are confronted with these types of soils and even the consultants...there was really no documented cases in other projects that have been done in the state for that which is why it came as a kind of "after-the-fact" even as we got into the design/engineering.

Chairman O'Neil asked can we bring them in at the next meeting.

Mr. Johnson replied sure we can bring the consultants.

Chairman O'Neil stated I would like the state, I'd like whoever is ordering this to come in and tell us face-to-face that that's in fact what has to happen because it appears that the increased costs are due to their mandates, correct.

Mr. Johnson stated correct those have been increased by 10 to 15 percent and then also the economic conditions, right now, have increased just construction costs.

Chairman O'Neil stated even without the economy you're still talking about over an...that cost alone of their mandate is over \$80,000.

Mr. Johnson stated we had unit prices in the contract. There was a base bid and then there were unit prices for the hazardous materials, the railroad ties and soil removal.

Chairman O'Neil stated I'd like to entertain a motion that we have both the consultants and DES...is that the agency.

Mr. Johnson replied it would actually probably be NHDOT who then works with DES.

Chairman O'Neil stated then bring both of them in to tell us that in fact has to be done.

Alderman Cashin moved to table item 6 pending a future meeting with the consultant, representatives of NHDOT, NHDES and federal representatives. Alderman Lopez duly seconded the motion.

Alderman Lopez asked when they come in a tell us, can they come in and give us some justification other than just telling us.

Mr. Johnson stated I think part of the requirement is these are federal funds that come through the Federal Highway Administration, so I think their answer would be it's probably mandated by the federal government when you get into these issues of soils and contamination they need to be addressed.

Chairman O'Neil asked, Ron, why wasn't this picked up by the consultants to begin with...if it's a mandate by the feds and then it's a mandate by the state when the consultant designed this why didn't they pick up on this thing.

Mr. Johnson replied again I think it's because of the nature of the area...that this first section that we're working on is between I-293 and South Main Street and that is where railroad sidings have been located. I should mention that some of them are allowances, we do have an allowance in there which means we have to identify it up front. If it needs to be done then we would handle that. Also, the railroad ties and the disposal...we have a unit price in the contract, so you get that up front from the contractor as we proceed through the project and we discover that we have to handle something there is a unit price that is established up front.

Alderman Cashin stated anybody that walked the site would see that there are railroad ties there.

Mr. Johnson stated the railroad ties have been removed in this section but they have been pushed off to the side, they're in the wooded areas.

Alderman Cashin asked if the consultant walked the site wouldn't he see those.

Mr. Johnson replied they should, yes.

Alderman Cashin stated but they didn't.

Mr. Johnson stated again it would probably have to be identified in the scope of work through the RFP. Again, it's kind of a new area for us to deal with and they have all of these regulations on how they need to be handled.

Alderman Lopez asked did the contractor take into consideration what you're saying when he did \$411,000 or was that an addition "add on" to it because I know that in the original request was \$370,000 and now we're asking for \$495,000.

Mr. Johnson replied the \$411,000 in the contract is the contractor's price to do the project and does include the unit prices and the allowances for the hazardous waste material.

Chairman O'Neil stated it does, then why are you asking for \$495,000 then.

Mr. Johnson replied that is just the project increase for the overall project. Right now, we've been approved at \$370,000 which includes the design/engineering portion of the project. So, the design/engineering plus \$411,000 which is the construction contract brings us up to \$495,000. The design/engineering is roughly \$80,000.

Alderman Cashin stated I'm reading this now, maybe I'm reading it wrong... "Phase I project from \$370,000 to \$495,000 as a result of increased costs due to mandated environmental monitoring and disposal of hazardous materials, including the soils and railroad ties" that is what it says here.

Mr. Johnson stated the other costs in there are the design/engineering fees which were established prior to going out to bid. We have that fixed cost.

Chairman O'Neil stated you know who you have to bring in, you should have someone from the State DES, State DOT, your consultant and if need be somebody...if the State is going to say that this is a federal mandate then somebody from the feds should be here to back it up because that is a significant increase...\$125,000.

Mr. Johnson stated again that is the total...the \$125,000 is the total project cost, the hazardous material and the other is roughly around \$65,000, in that range.

Alderman Gatsas stated that's like a 30% increase, but let me understand what you just said. You said the \$80,000 for design work was part of the project, but it wasn't in the entirety of the project.

Mr. Johnson replied no. When we had our initial grant from NHDOT the \$370,000, part of that is design/engineering which is \$80,000 as part of the overall project. So, we're increasing up to the \$495,000 (total project) that is design/engineering plus construction.

Alderman Gatsas asked why an additional 30% increase. When did you get this project in place.

Mr. Johnson replied it was bid in August 21st.

Alderman Gatsas stated so in less than thirty (30) days you got a 30% increase.

Mr. Johnson replied the initial grant was approved six years ago. We just bid it. The bid numbers came in on August 21st, but the project has actually been going on for six years. We had purchased the railroad corridor, that was part of the project. We did a master plan and now we're getting into the construction and we did the design this past winter and then it was put out to bid this summer.

Chairman O'Neil asked, Ron, if the design was done over the winter how were they getting paid then. You're saying you need \$80,000 for design, but yet the project's already designed.

Mr. Johnson stated no, the design/engineering was already approved. This grant was approved six years ago.

Chairman O'Neil stated no, go back. You said you need \$80,000 for the design of this project. You said that's part of the \$125,000.

Mr. Johnson replied no what it's a part of is the \$495,000. We have \$80,000 for design/engineering, \$411,000 for construction. The \$80,000 in those design funds were approved as part of the overall project six years ago and it was just actually done.

Chairman O'Neil asked if the design costs was \$80,000 are you telling me that the construction number should have been \$190,000. Where did this \$370,000 come from.

Mr. Johnson replied that was the initial grant approval and I'd just like to point out that NHDOT has a lot of these projects going on and a lot of these communities cannot get the projects going. They are saying now that they have surplus funds, they're willing to give the City another \$125,000 at an 80% match if the City is willing to come up with the additional funds for it. A lot of these projects because they are so far behind...six years ago we did the initial grant application, we don't know how much of the project we can actually accomplish, so it did get approved at the \$370,000...usually, what they say is well, go as far as you can with that project. This first section that we are looking at is the most expensive on this project, it's from I-293 to South Main Street...we need to put in a new bridge over Second Street which alone is close to \$150,000 in that portion itself. So, a lot of times with these projects you plan them six years prior to...we just submitted another grant application and it takes two years to go through the process. So, it will be quite a few more years before we actually start the project.

Chairman O'Neil stated I would like to see them come in to back up their... because I agree with Alderman Cashin...your letter indicates the increased cost is for the "mandated environmental monitoring and disposal of hazardous materials,...".

Mr. Johnson stated I think the consultants can address that, that did drive up the costs and then just the economic conditions from when we originally applied for the grant. We have other options, as I mentioned in the letter we had some delete alternates which would indicate that we could put in the conduit for the bases for the lights and then not put up the light poles, that's an option.

Chairman O'Neil stated I wouldn't recommend that. If there are people walking at night then we have a liability.

Chairman O'Neill called for a vote on the motion to table pending meeting with the consultant, representatives of the State's DOT and DES to justify what their recommendation is.

Alderman Lopez interjected one other thing. When you do come back when you go from \$370,000 to \$411,000 that's \$41,000 more...what can be completed if you only had \$411,000 in order to satisfy the bid.

Mr. Johnson replied sure, I can bring that in.

Chairman O'Neil called for a vote on the motion to table. There being none opposed, the motion carried.

Chairman O'Neil addressed item 7 of the agenda:

7. Copy of a communication from the Deputy Director of Parks, Recreation & Cemetery to Ms. Georgie Reagan relative to the establishment of a Visitor's Center at Veteran's Park.

Chairman O'Neil stated my understanding, gentlemen, is that the Chamber is supposedly involved with this and we've been waiting to hear from the Chamber on how they're going to get involved with it, so I would recommend...I think it's good on our end that we can do this, but I think we need to find out what their plans are before we move forward to find out who is going to be responsible for what and I think that's something that Mrs. Reagan was working on and to date I

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don't think they've reached an agreement on their end. So, I would suggest we table item 8.

On motion of Alderman Cashin, duly seconded by Alderman Lopez, it was voted to table item 8 relative to the establishment of a Visitor's Center at Veteran's Park.

Chairman O'Neil addressed items 8 & 9 of the agenda:

8. Communication from the Deputy Director of Parks, Recreation & Cemetery requesting the permanent retirement of vehicle #2FABP75FXHX230531 and seeking replacement with a new small pick-up truck through the State bid process with funds from the FY2002 MER allocation.
9. Communication from the Deputy Public Works Director requesting approval for the replacement of two (2) Highway Department vehicles with two surplus Police cruisers (vehicle #2FAFP71W4XX10320 and #2FAFP1W2XX103195).

Chairman O'Neil asked, Ron, is there money in there.

Mr. Johnson replied there are two appropriations...there's some cash and there's also some bond and we checked with the Finance Department...they would prefer that we use the cash portion and we would have to double check with buying those two pieces of equipment that are identified...if there is a balance we would like to go ahead and do this.

Chairman O'Neil stated as of right now you are not budgeted for this vehicle.

Mr. Johnson replied not for this particular vehicle. We had two vehicles but there might be some surplus funds in the cash account.

Chairman O'Neil stated I don't want to put you on the spot but I know there's an item about replacement of two vehicles at Highway...we've got to make sure that this all fits within the budget. Kevin, why don't you come up, why don't we take both 8 and 9 at the same time. Are your two vehicles you're requesting budgeted.

Mr. Sheppard replied the two vehicles I was asking for were two surplus police vehicles. I was going to actually table that item or take it off the agenda because this committee and I found this out...now that we've taken over MER...I made a mistake and didn't speak to the person, but this committee has already approved one vehicle for Parks and Rec and one pool vehicle, the first two surplus vehicles to come out of the Police Department, so those two vehicles that I have asked for really should go to Parks and Rec and to the city pool vehicle.

Chairman O'Neil stated so these are related and you are comfortable with Ron's request.

Mr. Sheppard replied Ron's request is actually part of MER, what I was looking at is surplus vehicles. In the MER the Parks Department had \$65,000 in cash to replace a van and a dump truck with a plow and I think he's requesting that if there's surplus left with that or if there is surplus of the \$147,000 in the bond the surplus between the two of them.

Chairman O'Neil stated I thought we'd been told that we shouldn't be buying vehicles with surpluses from bonds, anything to do with bonds.

Mr. Sheppard stated I think Ron spoke to Kevin regarding that.

Chairman O'Neil asked is someone changing their mind again on this.

Mr. Johnson replied no, I think when we were trying to get it clarified through the Finance Department and I saw Kevin Clougherty just before the meeting, and he said that they would prefer a pick up truck if it's under \$50,000 (in that range)...if it's over fifty they would put it to a bond. The pick up trucks looks like it's about \$25,000, so we would have to use the cash.

Chairman O'Neil stated so are we saying that the cash to buy the pick up...if there is anything left over from the van and the dump truck. So, we are going to try to buy three vehicles for \$65,000.

Mr. Johnson replied I guess we will check to see how they're coming in, they're using the state bid for the vehicles.

Alderman Lopez asked is item 9 withdrawn, Kevin.

Mr. Sheppard replied I would ask that you just receive and file item 9.

Chairman O'Neil stated I'm confused here. You're saying there is \$65,000 for a van and a dump truck with a plow and you want to pick up a third vehicle to replace the station wagon. We were just told that the pick up truck would cost \$25,000 which means there is a balance of \$40,000 for the van and the dump truck which doesn't sound like a lot of money.

Mr. Sheppard stated it appears that there will not be surplus cash based on the Parks and Rec's allocation to buy that pick up truck.

Alderman Cashin stated there's got to be something else here. You know and I know you're not going to buy these three vehicles for \$65,000. Now, where's the money coming from.

Mr. Johnson replied initially when we made the request we knew that we had some surplus in the bond but again tonight we found out that they would prefer we not use the bond, it should be for vehicles that are over \$50,000.

Alderman Cashin stated so then there is not enough money.

Mr. Johnson replied correct. It is just a situation that the vehicle is really on its last legs and we can look at it next year.

Chairman O'Neil stated no, maybe the question should be in the entire City MER we should look to see if there is...I don't know how many other vehicles, cash vehicles have been purchased, Kevin, do you know.

Mr. Sheppard replied I've got it in front of me, not all vehicles...a lot of times we'll wait for the state bids to come out in November to buy vehicles for say the Building Department who received \$12,500 to replace a vehicle. I was going to suggest that maybe once these vehicles are purchased we take a look at the total cash allocation and see if there's a balance there that could possibly assist the Parks Department because I know what their vehicles are starting to look like.

Chairman O'Neil stated I don't want to speak for the committee, but I don't think we'd have a problem with that. It's just that there's no way there's enough money (\$65,000) to buy three vehicles.

Mr. Sheppard stated maybe I would suggest that we receive and file this and perhaps if there is a balance, come back and Parks could make a request once we have a final idea of where the balance is going to be in the cash account.

Alderman Lopez stated there is enough money for that small pick up truck, right.

Chairman O'Neil stated no. Unless they decide to buy the van or not buy the van or not buy the dump truck.

Alderman Lopez asked what is more important.

Mr. Johnson replied we have two vans that are in real bad shape, I think we would prefer to go with the list as is and maybe approach it the way Kevin just mentioned and look at it at the end.

Alderman Cashin moved to table item 8 (pick up truck) and go along with the van and dump truck. Alderman Lopez duly seconded the motion.

Alderman Gatsas asked how much money is in the bond.

Mr. Sheppard replied a million dollars. I can give you the breakdown if you'd like.

Alderman Gatsas stated that is just for vehicles over \$50,000.

Mr. Sheppard stated typically the way it's been run in the past...the Finance Department and the Planning Department looked at it...vehicles above \$50,000 to \$100,000 they like to bond. Anything below that they prefer to purchase with cash.

Chairman O'Neil stated I think ideally if we were in a great cash situation the idea thing would be to buy everything with cash, but we're not. But, that has been the practice here for a long time about \$50,000 for front-end loaders, fire trucks anything like that and I can't tell you what happens to bond balances, if there are any. Generally, we've been pretty tight with...I think the Fire Department had to really sharpen some thing on the last pumper truck they went out with because there wasn't enough money.

Mr. Sheppard stated maybe what we can do for the next committee meeting is prepare just a little report that goes over some past bond balances that are out there and maybe go over this year's cash and bond allocations...I'm not too sure that this committee ever got a copy of that; that typically comes out of the Mayor's Office and is approved through the budget process. What I can do is put together that information maybe for the next CIP meeting.

Chairman O'Neil stated we may have seen what the recommendations were but I don't think we were ever updated on what the Board actually...

Mr. Sheppard stated I believe what was recommended through the Mayor's Office was approved except there was one change, some money transferred I believe was taken out of Police and give to Fire.

Chairman O'Neil stated or Fire was taken out of MER cash and put into their operating, I believe.

Alderman Lopez stated they had a breakdown of each department.

Chairman O'Neil stated we don't know the status...have departments actually gone out and gotten their vehicles so that probably would be good.

Chairman O'Neil called for a vote on the motion to table item 8. There being none opposed, the motion carried.

On motion of Alderman Cashin, duly seconded by Alderman Lopez, it was voted to receive and file item 9.

Chairman O'Neil addressed item 10 of the agenda:

10. Petition for discontinuance of a portion of Bush Street (listed as Butt Street).
(Note: Highway Department advises that Bush Street was released from public servitude on October 15, 1930 and therefore does not have public status.

On motion of Alderman Cashin, duly seconded by Alderman Lopez, it was voted to recommend approval of the petition for discontinuance as outlined.

TABLED ITEMS

11. Copy of a communication from the Deputy Finance Officer to Alderman Gatsas relative to funding options for Millyard parking facilities.
(Tabled 09/18/00)

This item remained tabled.

12. Ordinance Amendment:

"Amending Section 37.03 "Advisory Board" by inserting new language prohibiting persons holding positions within the entity association, or organization designated by the Advisory Board to manage services within the Central Business Service District from serving as members of the Advisory Board."

(Tabled 01/09/01)

This item remained tabled.

13. Communication from the Director of Planning submitting a copy of a contractor's estimate in the amount of \$152,750 to make repairs to the Blood Mausoleum.
(Tabled 02/13/01)

This item remained tabled.

14. Communication from Robert S. MacKenzie submitting updated information
on HOME projects under Manchester Neighborhood Housing Services as
requested by the CIP Committee.
(Tabled 12/18/00 pending separate meeting to address this issue.)
(Note: updated Affordable Housing Program Status Report, September
2001, forwarded under separate cover.

This item remained tabled.

There being no further business to come before the committee, on motion of Alderman Cashin, duly seconded by Alderman Lopez, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee